

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13889 of the Washington Legal Foundation, pursuant to Sub-section 8207.2 and Paragraph 8207.11 of the Zoning Regulations, for a special exception under Paragraph 4101.44 to permit the conversion of a building to professional offices and for a variance from the open court requirements (Sub-section 4305.1) to permit an addition to such office building in an SP-1 District at the premises 1705 N Street, N.W., (Square 158, Lot 40).

HEARING DATE: January 12, 1983
DECISION DATE: January 12, 1982 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located on the north side of N Street between 17th and 18th Streets, N.W. and is known as premises 1705 N Street, N.W. It is zoned SP-1.

2. By BZA Order No. 13430, dated May 4, 1981, the Board granted to the applicant, 1705 N Street Associates, the same relief as that now being sought by the subject applicant.

3. The approval granted by Order No. 13430 expired when the applicant failed to obtain a building permit within the time limits established by the Zoning Regulations.

4. The applicant alleges that all of the material facts relied on by the Board in granting the previous application are still relevant. The Board so finds.

5. The Office of Planning, by memorandum dated December 14, 1982, and by testimony at the public hearing, recommended that the application be approved. The Office of Planning noted that an identical application had been approved in Case No. 13430 and that the present application was not materially different from that which was previously approved. The Board concurs with the findings and recommendation of the Office of Planning.

6. Advisory Neighborhood Commission 2B made no recommendation on the subject application.

7. There was no opposition to the application at the public hearing or of record. Several letters in support of the application are on file.

8. Except as modified by the above-stated facts, the Board incorporates herein all of the findings of fact contained in the order of the Board in Case No. 13430, dated May 4, 1981.

CONCLUSIONS OF LAW AND OPINION:


The Conclusions of Law in the aforementioned BZA Order No. 13430 are incorporated herein. A copy of BZA Order No. 13430 is attached hereto and made a part of the subject order.

It is accordingly ORDERED that the application is GRANTED.

VOTE: 5-0 (John G. Parsons, William F. McIntosh, Carrie Thornhill, Douglas J. Patton and Charles R. Norris to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: FEB - 4 1983

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.

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